



## 3 bed semi-detached house to buy in NE37

Turnberry Close, Washington, Tyne and Wear, NE37 2LR

**£225,000** Offers Over

 x3  x1  x1

Tenure  
**Freehold**

Driveway parking

## Property features

- ✓ Modernised Throughout
- ✓ Extended Kitchen Diner
- ✓ Three Bedrooms
- ✓ Large Driveway
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band B
- ✓ EPC Rating: C
- ✓ Heating supply: Gas

## Description

Situated within the highly sought after cul-de-sac of Turnberry Close, Washington, this beautifully modernised and substantially extended three bedroom semi-detached home offers stunning contemporary living throughout and is finished to an exceptional standard. Fully renovated by the current owners, this impressive property is perfect for families looking for spacious, stylish accommodation ready to move straight into.

The accommodation briefly comprises an entrance porch leading into a spacious and welcoming living room, ideal for relaxing and entertaining. To the rear of the property is the heart of the home — a breathtaking extended open plan kitchen, dining and reception space flooded with natural light from the skylights above and sliding patio doors overlooking the rear garden. The high specification fully integrated kitchen benefits from an induction hob with built-in extractor, dishwasher, two ovens, space for a large fridge freezer and a central island providing additional seating and storage, creating the perfect social and family space.

The ground floor further benefits from a versatile additional reception room which could be used as a study, playroom or second sitting room, alongside a convenient WC and separate utility room. The boiler is only three years old and comes complete with the remainder of a 10 year warranty for added peace of mind.

To the first floor are three generously sized double bedrooms along with a beautifully appointed four-piece family bathroom featuring a walk-in shower and modern fittings throughout.

Externally, the property continues to impress with a large driveway to the front providing off street parking for multiple vehicles. To the rear is a substantial enclosed garden featuring patio seating areas, a large lawn and ample space for outdoor entertaining, while also benefiting from external plug sockets.

Early viewing is highly recommended to fully appreciate the size, quality and finish of this outstanding family home.

Council Tax Band: B

Tenure: Freehold

Price: Offers Over £225,000

Property Type: Semi-detached house

Parking: Driveway

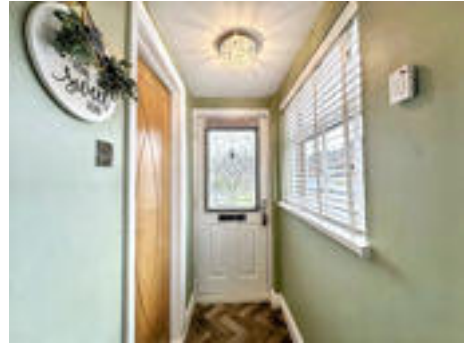
Heating: Gas

## External Front



## Porch

1.793m x 0.94m (5'10" x 3'1")



## Living Room

6.854m x 3.624m (22'5" x 11'10")



## Kitchen

5.842m x 5.687m (19'2" x 18'7")



## Reception Room



## Study/Play Room

3.229m x 2.436m (10'7" x 7'11")



## WC

1.646m x 0.967m (5'4" x 3'2")



## Utility Room

1.658m x 1.311m (5'5" x 4'3")



## First Floor Landing

2.91m x 2.656m (9'6" x 8'8")



## Bedroom One

3.817m x 3.219m (12'6" x 10'6")



## Bedroom Two

3.226m x 2.347m (10'7" x 7'8")



## Bedroom Three

2.912m x 2.737m (9'6" x 8'11")



## Bathroom


2.232m x 2.085m (7'3" x 6'10")



## Exterior Garden





| Energy Efficiency Rating                           |         |   |
|--|---------|---|
|  | Current | Potential   |
| <i>Very energy efficient - lower running costs</i> |         |   |
| (92-100) <b>A</b>                                  |         |   |
| (81-91) <b>B</b>                                   |         | 86  |
| (69-80) <b>C</b>                                   | 70      |   |
| (55-68) <b>D</b>                                   |         |   |
| (39-54) <b>E</b>                                   |         |   |
| (21-38) <b>F</b>                                   |         |   |
| (1-20) <b>G</b>                                    |         |   |
| <i>Not energy efficient - higher running costs</i> |         |   |
| <b>England, Scotland &amp; Wales</b>               |         | EU Directive 2002/91/EC  |

Turnberry Close, Washington, Tyne and Wear, NE37 2LR

Contact your local branch today for more information on this property:

**1A Brackenthwaite, Leicester, Leicestershire, LE4 7GA, <https://laxmanrealestate.com/contact>**

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